INDUSTRIAL

Lease No.

For September 4, 1948

Milwaukee Auditorium Board

LESSOR

TO

National Convention, American Radio Relay League-Auspices Milwaukee Radio Amateurs Club Inc.

LESSEE

Lease of Main Hall

Milwaukee Auditorium

Rental	$ 500.00
Service	$ 25.00
Total Amount	$ 525.00

Paid Sept 1 1948 $ 420.00

" 19 $

" 19 $

Manager

264 .....

265 .....

266 .....

By .....

National Convention American Radio Relay League-Auspices Milw. Radio Amateurs Club Inc.

By: .....

This Indenture, made and entered into this 2nd day of September, 19 48, by and between the Milwaukee Auditorium Board, an organization existing under and by virtue of Chapter 426 of the laws of the State of Wisconsin for the year 1905, and hereinafter called the lessor, and NATIONAL CONVENTION AMERICAN RADIO RELAY LEAGUE-Auspices Milwaukee Radio Amateurs Club Inc. hereinafter called the lessee,

WITNESSETH: That in consideration of the covenants and agreements herein expressed and of the faithful performance by the lessee of all such covenants and agreements, the lessor does hereby demise and lease unto the lessee and the lessee does hereby rent and take as lessee the

Main Hall

of the Auditorium Building, situated between N. Fifth and N. Sixth, W. Kilbourn and W. State Streets, in the City of Milwaukee, Wisconsin, and to be used for the purposes of

No Charge Program (Admission by ticket)

and for no other purpose whatsoever without the written consent of the lessor endorsed on this lease for the term of Saturday September 4, 1948

commencing at 7:30 o'clock P. M. on Saturday, the 4th day of September, 19 48, and terminating at 11:00 o'clock P. M. on Saturday, the 4th day of September, 19 48.

The lessor hereby agrees:

To permit the said lessee, upon the faithful performance of the terms of this lease, to peaceably and quietly have, hold and enjoy the use of said premises for the purpose and for the term aforesaid.

To furnish at lessor's expense steam for the steam heating apparatus in the demised premises when required by the season and for the use of said premises for the purpose aforesaid, accidents and unavoidable delays excepted.

To furnish at lessor's expense light for ordinary use only, for said premises, when required in the opinion of the Manager of said building, for the purpose aforesaid, accidents and unavoidable delays excepted.

To furnish water from the Milwaukee City Works by means of the appliances installed for ordinary toilet purposes, but for no other purposes.

To furnish attaches in the box office and at the doors, but said lessee may at its own option and expense appoint attaches in the box office and at the doors additional to those furnished by the lessor.

To do all ordinary cleaning, such as is made necessary on account of the public, to keep the premises in a clean and sanitary condition.

To rent Main Hall $500.00
P. A. System 25.00
$525.00

To deliver the stage clear

The lessee hereby covenants and agrees:

To pay to said lessor, at its office in said building, for the use of said premises the sum of Five-Hundred twenty-five and no/100---------- Dollars ($525.00) to be paid as follows: $ on the excution and delivery of this instrument, receipt whereof is hereby acknowledged and $ on or before o'clock M. on the day of , 19 , and $ on or before o'clock M. on the day of , 19 , and $ on or before o'clock M. on the day of , 19 , and

To pay such sum or sums in lawful money of the United States of America, or certified check at the office of the Manager of the Milwaukee Auditorium.

To pay to said lessor on demand any sum which may be due to said lessor for additional service, accommodations or material furnished or loaned by said lessor and to permit said lessor in case of failure to pay such sum to take from the box office receipts belonging to said lessee a sufficient amount to secure said lessor against loss.

To cause said demised premises as far as relates to exhibitors to be kept clean and generally cared for during said term, subject to the general supervisory control and approval of the Manager of Milwaukee Auditorium and on default of lessee, in whole or in part performance of this covenant, the lessee hereby agrees to permit the lessor, at lessee's expense, to do the cleaning expected of said lessee.

To quit and surrender up said demised premises to the lessor at the end of said term in the same condition as at the date of the commencement of this lease, ordinary use and wear thereof only excepted.

To abide by and conform to all rules and regulations from time to time adopted or prescribed by the lessor, for the government and management of said Auditorium Building.

To save the City of Milwaukee and the Milwaukee Auditorium Board harmless and to indemnify them against any claims or liability for compensation under the Wisconsin Workmen's Compensation Act arising out of injuries sustained by any employees of said lessee or of any contractor or sub-contractor under said lessee.

This agreement is made and entered into upon the following express covenants and conditions, all and every one of which the lessee hereby covenants and agrees to and with the lessor to keep and perform:

1. That said lessee will comply with all laws of the United States and of the State of Wisconsin, all ordinances of the City of Milwaukee, and all rules and requirements of the police and fire departments or other municipal authorities of the City of Milwaukee, and will obtain and pay for all necessary permits and licenses, and will not do nor suffer to be done anything on said premises during the term of this lease in violation of any such laws, ordinances, rules or requirements, and if the attention of said lessee is called to any such violation on the part of said lessee or of any person employed by or admitted to the said premises by said lessee, such lessee will immediately desist from and correct such violation.

2. That said lessee will not allow beer, wine or liquors of any kind to be sold, given away, or used upon said premises without the special written permission of said lessor.

3. That said lessee shall not injure, nor mar, nor in any manner deface said premises, and shall not cause or permit anything to be done whereby the said premises shall be in any manner injured, marred or defaced; and will not drive or permit to be driven nails, hooks, tacks or screws into any part of said building and will not make nor allow to be made any alterations of any kind therein.

4. That if said premises or any portion of said building during the term of this lease shall be damaged by the act, default or negligence of the lessee, or of lessee's agents, employees, patrons, guests, or any person admitted to said premises by lessee, lessee will pay to the lessor upon demand such sum as shall be necessary to restore said premises to their present condition. The lessee hereby assumes full responsibility for the character, acts and conduct of all persons admitted to said premises or to any portion of said building by the consent of the said lessee or by or with the consent of any person acting for or in behalf of said lessee, and said lessee agrees to have on hand at all times sufficient police force to maintain order and protect persons and property.

5. That lessee will permit no chair or movable seat to be or remain in the passageways and will keep said passageways clear at all times.

6. That said lessee will not post or exhibit nor allow to be posted or exhibited signs, advertisements, show-bills, lithographs, posters or cards of any description inside or in front or on any part of said building except upon the regular bill-boards provided by the lessor therefor, and will use, post or exhibit only such signs, advertisements, show-bills, lithographs, posters or cards upon said bill-boards as relate to the performance or exhibition to be given in the demised premises.

7. That lessee shall take down and remove forthwith all signs, advertisements, show-bills, lithographs, posters or cards of any description objected to by said lessor or its Manager.

8. That no performance, exhibition or entertainment shall be given or held on said demised premises which shall be objected to by the lessor.

9. That lessee shall not admit to said premises a larger number of persons than can safely and freely move about in said rented areas and the decision of the Auditorium Management in this respect shall be final.

10. That lessor shall have the sole right to collect and have the custody of articles left in the building by persons attending any performance, exhibition or entertainment given or held in the demised premises, and the lessee or any person in lessee's employ shall not collect nor interfere with the collection or custody of such articles.

11. That lessor reserves the right to sell librettos, bouquets, refreshments and other merchandise, to rent opera glasses, umbrellas and other articles, to conduct a check-room, and to control programmes, to take photographs for its own records, and other privileges, and the lessee shall not engage in any of the aforesaid business without the written consent of the lessor.

That lessor reserves the right through its Manager and its representatives to eject any objectionable person or persons from said building and upon the exercise of this authority through its Manager, agents or policemen, the lessee hereby waives any right and all claim for damages against Milwaukee Auditorium Board.

That lessor reserves the right to remove from the building all effects remaining in building after time specified at expense of lessee or to charge $ per day for time after date specified on any property remaining in building, which said $ per day is the same rental which lessor will secure for said building during said term.

12. That members of said Auditorium Board, its Secretary and the Manager of said building may enter the building and all of the demised premises at any time and on any occasion. Boxes A, B and C over inclines in Arena shall be reserved for Auditorium Board and may be entered on presentation of

any place in the building, including hallways, corridors and passageways, also radiators and house lighting attachments shall not be covered or obstructed by the lessee. The water closets or other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweepings, rubbish, rags, papers or other substances shall be thrown therein. Any damage resulting to them from misuse of any nature or character whatever shall be paid for by the lessee.

14. That lessee shall not do nor permit to be done anything in or upon any portion of said building or bring or keep anything therein or thereupon which will in any way conflict with the conditions of any insurance policy upon the building or any part thereof, or in any way increase the rate of fire insurance upon the building or on property kept therein, or in any way conflict with the laws relating to fires or with the regulations of the fire department, or with any of the rules, regulations or ordinances of the City of Milwaukee or in any way obstruct or interfere with the rights of other tenants in said building or injure or annoy them.

15. That lessee shall not, without the written consent of the lessor, put up or operate any engine or motor or machinery on the demised premises or use oils, burning fluids, camphene, kerosene, naphtha or gasoline for either mechanical or other purposes or any other agent than gas or electricity for illumniating the demised premises.

16. That lessee shall not permit anything to be thrown out of the windows or doors, or into the passages, courts, areas or skylights of the building.

17. That lessee agrees to pay 10% attorney's fees on any part of said rental or service charge that may be collected by suit or by attorney after same is past due.

18. That lessee shall not permit demised premises to be used for lodging rooms or for any improper, immoral or objectionable purpose, and will assign and sublet to exhibitors such space hereby leased only for the purpose of this main lease, every such subletting or subleasing, however, shall be subject to the absolute discretion and approval in writing of the Milwaukee Auditorium Board or its Manager, reserving always and in all cases the absolute right to exclude at any time any immoral, unpleasant, obscene or undesirable exhibition and any which obstructs passageways. The decision, on such questions, of said Board or its Manager, shall be considered final.

19. That lessee shall at its own expense insert in any printed programme the following information:

Smoking and retiring rooms for men are located adjacent to east and west corridors, W. Kilbourn Avenue side. A spacious and well-appointed rest-room for women is located adjacent to east corridor, W. State Street side. Maid in attendance.

Drinking fountains are located in the ante-rooms to rest-rooms as well as in all corridors.

During concerts, patrons will be seated between numbers only to avoid discomfort to the audience. To promote the best feeling, women are requested to remove their hats. It will add materially to the pleasure of all, if patrons will kindly refrain from making any noise by talking or walking in the corridors.

The management suggests that physicians and others who may expect a summons by telephone or messenger during the performance, leave their names and location of seat with the box office clerk.

All articles found in the building should be left at the Manager's office.

Inquire at the Manager's office, 500 W. Kilbourn Avenue, second floor, for lost and found articles.

Auditorium attaches are uniformed in caps and badges.

Patrons are requested to report to the Manager, W. C. Maas, any inattention or incivility on the part of any attache.

It is further mutually agreed by and between the parties hereto:

That lessee over the signature solely of such authorized officer who executes the lease in behalf of the lessee, may issue additional written orders subject, however, to the absolute discretion and approval of Milwaukee Auditorium Board, or its Manager, the execution of which orders shall be at the sole expense of the lessee.

That if the said premises or any part thereof shall become vacant during the said term, the said lessor or its representative may re-enter the same either by force or otherwise without being liable for any prosecution therefor, and may at its own option re-let the said premises as the agent of said lessee and receive the rent therefor, applying the same, first: to payment of such expense as may be incurred in

rent resulting from such re-letting; but nothing herein contained shall be construed as imposing any obligation on the lessor to so re-let or attempt to re-let the said premises or in any way affect the obligation of the lessee to pay the full amount of said rental in case said premises shall not be so re-let.

That in case the said Auditorium Building or any part thereof shall be destroyed or damaged by fire or any other cause, or if any other casualty or unforeseen occurrence shall render the fulfillment of this lease by the lessor impossible, then and thereupon this lease shall terminate and the lessee shall pay rental for said premises only up to the time of such termination, at the rate herein specified, and the said lessee hereby waives any claim for damages or compensation should this lease be so terminated.

That the lessor shall not be responsible for any damage or injury that may happen to the lessee or to the lessee's agents, servants, employees or property from any cause whatever prior, during or subsequent, to the period covered by this lease; and the said lessee hereby expressly releases said lessor from and agrees to indemnify it against any and all claims for such loss, damage or injury.

That said building, including the demised premises and the keys thereof, shall be at all times under the charge and control of the Manager appointed by said lessor.

That the said lessee further covenants that if any default is made in the payment of the rent or any part thereof at the times above specified, or if any default is made in the covenants or agreements herein contained, this letting and the relation of landlord and tenant, at the option of the lessor, shall cease and terminate and the relation of the parties shall be the same in all respects as if said term had fully expired, and the said lessor may re-enter the said premises and hold the same as of its former estate therein, remove all persons therefrom and resort to any legal proceedings to obtain such possession and the said lessee shall, notwithstanding such re-entry, pay the full amount of said rental as herein agreed to be paid.

That any sum due said lessor from said lesseee for the use of said premises or any accommodations, service or material shall be a first lien on the box office receipts of said lessee.

That in the handling, control, custody and keeping of receipts and funds, whether the same are received through the box office or otherwise, the lessor is acting for the accommodation and sole benefit of the lessee and that as to such receipts and funds the lessor shall be responsible only for gross neglect or bad faith.

That any matters not herein expressly provided for shall be in the discretion of Milwaukee Auditorium Board or its Manager.

That all terms and conditions of this written lease shall be binding upon the parties, their heirs and assigns, and cannot be varied or waived by any oral representations or promise of any agent or other person of the parties hereto unless the same be in writing and mutually signed by the duly authorized agent or agents who executed this lease.

In witness whereof said Milwaukee Auditorium Board has caused these presents to be signed by its Manager, and the lessee has signed the same in duplicate the day and year first above written.

Witnessed By: MILWAUKEE AUDITORIUM BOARD,

..... By Allaay, Manager

..... National Convention American Radio Relay League-Auspices Milw. Radio Amateurs Club Inc.

..... By:

INDUSTRIAL

Lease No.

For September 4, 1943

Milwaukee Auditorium Board

LESSOR

TO

National Convention, American Radio Relay League-Auspices Milwaukee Radio Amateurs Club Inc.

LESSEE

Lease of Main Hall Milwaukee Auditorium

Rental $ 500.00

Service $ 25.00

Total Amount $ 525.00

Paid 5th 1944 $ 420 00

" 19 $

" 19 $

Manager

rent resulting from such re-letting; but nothing herein contained shall be construed as imposing any obligation on the lessor to so re-let or attempt to re-let the said premises or in any way affect the obligation of the lessee to pay the full amount of said rental in case said premises shall not be so re-let.

That in case the said Auditorium Building or any part thereof shall be destroyed or damaged by fire or any other cause, or if any other casualty or unforeseen occurrence shall render the fulfillment of this lease by the lessor impossible, then and thereupon this lease shall terminate and the lessee shall pay rental for said premises only up to the time of such termination, at the rate herein specified, and the said lessee hereby waives any claim for damages or compensation should this lease be so terminated.

That the lessor shall not be responsible for any damage or injury that may happen to the lessee or to the lessee's agents, servants, employees or property from any cause whatever prior, during or subsequent, to the period covered by this lease; and the said lessee hereby expressly releases said lessor from and agrees to indemnify it against any and all claims for such loss, damage or injury.

That said building, including the demised premises and the keys thereof, shall be at all times under the charge and control of the Manager appointed by said lessor.

That the said lessee further covenants that if any default is made in the payment of the rent or any part thereof at the times above specified, or if any default is made in the covenants or agreements herein contained, this letting and the relation of landlord and tenant, at the option of the lessor, shall cease and terminate and the relation of the parties shall be the same in all respects as if said term had fully expired, and the said lessor may re-enter the said premises and hold the same as of its former estate therein, remove all persons therefrom and resort to any legal proceedings to obtain such possession and the said lessee shall, notwithstanding such re-entry, pay the full amount of said rental as herein agreed to be paid.

That any sum due said lessor from said lesseee for the use of said premises or any accommodations, service or material shall be a first lien on the box office receipts of said lessee.

That in the handling, control, custody and keeping of receipts and funds, whether the same are received through the box office or otherwise, the lessor is acting for the accommodation and sole benefit of the lessee and that as to such receipts and funds the lessor shall be responsible only for gross neglect or bad faith.

That any matters not herein expressly provided for shall be in the discretion of Milwaukee Auditorium Board or its Manager.

That all terms and conditions of this written lease shall be binding upon the parties, their heirs and assigns, and cannot be varied or waived by any oral representations or promise of any agent or other person of the parties hereto unless the same be in writing and mutually signed by the duly authorized agent or agents who executed this lease.

In witness whereof said Milwaukee Auditorium Board has caused these presents to be signed by its Manager, and the lessee has signed the same in duplicate the day and year first above written.

Witnessed By: MILWAUKEE AUDITORIUM BOARD,

..... By: ..... Manager

..... National Convention, American Radio Relay League-Auspices Milw. Radio Amateurs Club Inc.

..... By: .....

INDUSTRIAL

Lease No.

September 4,5,6, 1948
Sept. 3, 1948 move in, September 7, 1948 move out

Milwaukee Auditorium Board — LESSOR

TO

National Convention, American Radio Relay League-Auspices Milwaukee Radio Amateurs Club Inc. — LESSEE

Lease of S. Side Mechanics Hall and W. Side Mechanics Hall-Sept. 3-1948 Milwaukee Auditorium 8:00-11:00 PM

Rental $ 700.00

Service $ .....

Total Amount $ 700.00

Paid April 24, 19 48 $ 250.00

" Sept. 1 19 48 $ 450.00

" ..... $ .....

Manager

This Indenture, made and entered into this 2nd day of September, 19 48, by and between the Milwaukee Auditorium Board, an organization existing under and by virtue of Chapter 426 of the laws of the State of Wisconsin for the year 1905, and hereinafter called the lessor, and NATIONAL CONVENTION AMERICAN RADIO RELAY LEAGUE-Auspices Milwaukee Radio Amateurs Club Inc. hereinafter called the lessee,

WITNESSETH: That in consideration of the covenants and agreements herein expressed and of the faithful performance by the lessee of all such covenants and agreements, the lessor does hereby demise and lease unto the lessee and the lessee does hereby rent and take as lessee the South Half Mechanics Hall September 4, 1948 from 6:00-11:00 P.M. The North Half of Mechanics Hall for Buffet Supper of the Auditorium Building, situated between N. Fifth and N. Sixth, W. Kilbourn and W. State Streets, in the City of Milwaukee, Wisconsin, and to be used for the purposes of Convention and exhibits

and for no other purpose whatsoever without the written consent of the lessor endorsed on this lease for the term of September 4, 5, 6, 1948 Sept. 3, 1948 moving in Sept. 7, 1948 moving out commencing at 9:00 o'clock A. M. on Sept. 4, 5, 6, 1948 xxxx and terminating at 10:30 o'clock P. M. on Sept. 4,5,6 1948 xxxx xxxx.

The lessor hereby agrees:

To permit the said lessee, upon the faithful performance of the terms of this lease, to peaceably and quietly have, hold and enjoy the use of said premises for the purpose and for the term aforesaid.

To furnish at lessor's expense steam for the steam heating apparatus in the demised premises when required by the season and for the use of said premises for the purpose aforesaid, accidents and unavoidable delays excepted.

To furnish at lessor's expense light for ordinary use only, for said premises, when required in the opinion of the Manager of said building, for the purpose aforesaid, accidents and unavoidable delays excepted.

To furnish water from the Milwaukee City Works by means of the appliances installed for ordinary toilet purposes, but for no other purposes.

To furnish attaches in the box office and at the doors, but said lessee may at its own option and expense appoint attaches in the box office and at the doors additional to those furnished by the lessor.

To do all ordinary cleaning, such as is made necessary on account of the public, to keep the premises in a clean and sanitary condition.

To rent South Half Mechanics Hall $600.00

To rent North Half Mechanics Hall on September 4, 1948 from 6:00-11:00 P.M. for Buffet Supper 100.00

$700.00

(Prices of booths $10.00 each)
(Registering in 5th Street Lobby)

The lessee hereby covenants and agrees:

To pay to said lessor, at its office in said building, for the use of said premises the sum of Seven Hundred and no/100 Dollars ($ 700.00) to be paid as follows: $ on the excution and delivery of this instrument, receipt whereof is hereby acknowledged and $ on or before o'clock M. on the day of , 19 , and $ on or before o'clock M. on the day of , 19 , and $ on or before o'clock M. on the day of , 19 , and to use 951 North 5gh Street for entrance.

To pay such sum or sums in lawful money of the United States of America, or certified check at the office of the Manager of the Milwaukee Auditorium.

To pay to said lessor on demand any sum which may be due to said lessor for additional service, accommodations or material furnished or loaned by said lessor and to permit said lessor in case of failure to pay such sum to take from the box office receipts belonging to said lessee a sufficient amount to secure said lessor against loss.

To cause said demised premises as far as relates to exhibitors to be kept clean and generally cared for during said term, subject to the general supervisory control and approval of the Manager of Milwaukee Auditorium and on default of lessee, in whole or in part performance of this covenant, the lessee hereby agrees to permit the lessor, at lessee's expense, to do the cleaning expected of said lessee.

To quit and surrender up said demised premises to the lessor at the end of said term in the same condition as at the date of the commencement of this lease, ordinary use and wear thereof only excepted.

To abide by and conform to all rules and regulations from time to time adopted or prescribed by the lessor, for the government and management of said Auditorium Building.

To save the City of Milwaukee and the Milwaukee Auditorium Board harmless and to indemnify them against any claims or liability for compensation under the Wisconsin Workmen's Compensation Act arising out of injuries sustained by any employees of said lessee or of any contractor or sub-contractor under said lessee.

This agreement is made and entered into upon the following express covenants and conditions, all and every one of which the lessee hereby covenants and agrees to and with the lessor to keep and perform:

1. That said lessee will comply with all laws of the United States and of the State of Wisconsin, all ordinances of the City of Milwaukee, and all rules and requirements of the police and fire departments or other municipal authorities of the City of Milwaukee, and will obtain and pay for all necessary permits and licenses, and will not do nor suffer to be done anything on said premises during the term of this lease in violation of any such laws, ordinances, rules or requirements, and if the attention of said lessee is called to any such violation on the part of said lessee or of any person employed by or admitted to the said premises by said lessee, such lessee will immediately desist from and correct such violation.

2. That said lessee will not allow beer, wine or liquors of any kind to be sold, given away, or used upon said premises without the special written permission of said lessor.

3. That said lessee shall not injure, nor mar, nor in any manner deface said premises, and shall not cause or permit anything to be done whereby the said premises shall be in any manner injured, marred or defaced; and will not drive or permit to be driven nails, hooks, tacks or screws into any part of said building and will not make nor allow to be made any alterations of any kind therein.

4. That if said premises or any portion of said building during the term of this lease shall be damaged by the act, default or negligence of the lessee, or of lessee's agents, employees, patrons, guests, or any person admitted to said premises by lessee, lessee will pay to the lessor upon demand such sum as shall be necessary to restore said premises to their present condition. The lessee hereby assumes full responsibility for the character, acts and conduct of all persons admitted to said premises or to any portion of said building by the consent of the said lessee or by or with the consent of any person acting for or in behalf of said lessee, and said lessee agrees to have on hand at all times sufficient police force to maintain order and protect persons and property.

5. That lessee will permit no chair or movable seat to be or remain in the passageways and will keep said passageways clear at all times.

6. That said lessee will not post or exhibit nor allow to be posted or exhibited signs, advertisements, show-bills, lithographs, posters or cards of any description inside or in front or on any part of said building except upon the regular bill-boards provided by the lessor therefor, and will use, post or exhibit only such signs, advertisements, show-bills, lithographs, posters or cards upon said bill-boards as relate to the performance or exhibition to be given in the demised premises.

7. That lessee shall take down and remove forthwith all signs, advertisements, show-bills, lithographs, posters or cards of any description objected to by said lessor or its Manager.

8. That no performance, exhibition or entertainment shall be given or held on said demised premises which shall be objected to by the lessor.

9. That lessee shall not admit to said premises a larger number of persons than can safely and freely move about in said rented areas and the decision of the Auditorium Management in this respect shall be final.

10. That lessor shall have the sole right to collect and have the custody of articles left in the building by persons attending any performance, exhibition or entertainment given or held in the demised premises, and the lessee or any person in lessee's employ shall not collect nor interfere with the collection or custody of such articles.

11. That lessor reserves the right to sell librettos, bouquets, refreshments and other merchandise, to rent opera glasses, umbrellas and other articles, to conduct a check-room, and to control programmes, to take photographs for its own records, and other privileges, and the lessee shall not engage in any of the aforesaid business without the written consent of the lessor.

That lessor reserves the right through its Manager and its representatives to eject any objectionable person or persons from said building and upon the exercise of this authority through its Manager, agents or policemen, the lessee hereby waives any right and all claim for damages against Milwaukee Auditorium Board.

That lessor reserves the right to remove from the building all effects remaining in building after time specified at expense of lessee or to charge $ per day for time after date specified on any property remaining in building, which said $ per day is the same rental which lessor will secure for said building during said term.

12. That members of said Auditorium Board, its Secretary and the Manager of said building may enter the building and all of the demised premises at any time and on any occasion. Boxes A, B and C over inclines in Arena shall be reserved for Auditorium Board and may be entered on presentation of Directors' Tickets, signed by the President and Secretary.

13. That no portion of the sidewalks, entries, passages, vestibules, halls, elevators or stairways, or access to public utilities of said building shall be obstructed by the lessee or used for any purpose other than for ingress to and from the demised premises. The doors, skylights, stairways, or openings that reflect or admit light into

any place in the building, including hallways, corridors and passageways, also radiators and house lighting attachments shall not be covered or obstructed by the lessee. The water closets or other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweepings, rubbish, rags, papers or other substances shall be thrown therein. Any damage resulting to them from misuse of any nature or character whatever shall be paid for by the lessee.

14. That lessee shall not do nor permit to be done anything in or upon any portion of said building or bring or keep anything therein or thereupon which will in any way conflict with the conditions of any insurance policy upon the building or any part thereof, or in any way increase the rate of fire insurance upon the building or on property kept therein, or in any way conflict with the laws relating to fires or with the regulations of the fire department, or with any of the rules, regulations or ordinances of the City of Milwaukee or in any way obstruct or interfere with the rights of other tenants in said building or injure or annoy them.

15. That lessee shall not, without the written consent of the lessor, put up or operate any engine or motor or machinery on the demised premises or use oils, burning fluids, camphene, kerosene, naphtha or gasoline for either mechanical or other purposes or any other agent than gas or electricity for illumniating the demised premises.

16. That lessee shall not permit anything to be thrown out of the windows or doors, or into the passages, courts, areas or skylights of the building.

17. That lessee agrees to pay 10% attorney's fees on any part of said rental or service charge that may be collected by suit or by attorney after same is past due.

18. That lessee shall not permit demised premises to be used for lodging rooms or for any improper, immoral or objectionable purpose, and will assign and sublet to exhibitors such space hereby leased only for the purpose of this main lease, every such subletting or subleasing, however, shall be subject to the absolute discretion and approval in writing of the Milwaukee Auditorium Board or its Manager, reserving always and in all cases the absolute right to exclude at any time any immoral, unpleasant, obscene or undesirable exhibition and any which obstructs passageways. The decision, on such questions, of said Board or its Manager, shall be considered final.

19. That lessee shall at its own expense insert in any printed programme the following information:

Smoking and retiring rooms for men are located adjacent to east and west corridors, W. Kilbourn Avenue side. A spacious and well-appointed rest-room for women is located adjacent to east corridor, W. State Street side. Maid in attendance.

Drinking fountains are located in the ante-rooms to rest-rooms as well as in all corridors.

During concerts, patrons will be seated between numbers only to avoid discomfort to the audience. To promote the best feeling, women are requested to remove their hats. It will add materially to the pleasure of all, if patrons will kindly refrain from making any noise by talking or walking in the corridors.

The management suggests that physicians and others who may expect a summons by telephone or messenger during the performance, leave their names and location of seat with the box office clerk.

All articles found in the building should be left at the Manager's office.

Inquire at the Manager's office, 500 W. Kilbourn Avenue, second floor, for lost and found articles.

Auditorium attaches are uniformed in caps and badges.

Patrons are requested to report to the Manager, W. C. Maas, any inattention or incivility on the part of any attache.

It is further mutually agreed by and between the parties hereto:

That lessee over the signature solely of such authorized officer who executes the lease in behalf of the lessee, may issue additional written orders subject, however, to the absolute discretion and approval of Milwaukee Auditorium Board, or its Manager, the execution of which orders shall be at the sole expense of the lessee.

That if the said premises or any part thereof shall become vacant during the said term, the said lessor or its representative may re-enter the same either by force or otherwise without being liable for any prosecution therefor, and may at its own option re-let the said premises as the agent of said lessee and receive the rent therefor, applying the same, first: to payment of such expense as may be incurred in re-entering and re-letting said premises, and then to the payment of the rent due by these presents; the surplus, if any, to be paid over to the lessee, and said lessee covenants and agrees to pay to the lessor on demand the balance, if any, of the rental herein agreed to be paid remaining after deducting the net